



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: COA-23-018 (ZON-23-045) PHIPPS PLAZA PARK (COMBO)

MEETING: APRIL 19, 2023 (LPC)
MAY 10, 2023 (TC)

COA-23-018 (ZON-23-045) PHIPPS PLAZA PARK (COMBO). The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for landscape and hardscape improvements to Phipps Plaza Park. Town Council will review the zoning components/relief requests of the application.

ZON-23-045 (COA-23-018) PHIPPS PLAZA PARK (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval of a Special Exception and Site Plan Review in conjunction with landscape and hardscape improvements proposed for Phipps Plaza Park. The Landmarks Preservation Commission will perform the design review component of the application.

Applicant: Town of Palm Beach
Professional: Environment Design Group

HISTORY:

In 1925, Wyeth designed an assembly of buildings around a central park bordered by a drive. In 1982, Phipps Plaza Historic District is designated by resolution of the Town Council.

THE PROJECT:

The applicant has submitted plans, entitled "Phipps Plaza A Restoration of Plaza Circle", as prepared by **Environment Design Group** dated Feb 28, 2023.

The following is the scope of work for the Project:

- Addition of new path & entry landings.
- Landscape improvements.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Special Exception with Site Plan Review: Sec. 134-945(15): Special Exception with Site Plan Review for renovations to Phipps Plaza Park.

| Site Data | | | |
|---------------------------------|--|---------------------|------------------------|
| Zoning District | R-C | Lot Size (SF) | 26,958 SF |
| Future Land Use | MULTI-FAMILY | Proposed Open Space | 94.5% (26,958 Sq. Ft.) |
| Year of Construction | ca. 1925 | Architect/Builder: | Wyeth |
| Surrounding Properties / Zoning | | | |
| North | 1925 Three-story multiuse, 1926 Two-story multiuse, 1926 two-story residential / R-C | | |
| South | 1925 Two-story res., 1925 Two-story res., 1926 Two-story res., 1925 Two-story multifamily, 1925 Two-story res. / R-C | | |
| East | 1925 Two-story private club (Carriage House) / R-C | | |
| West | 1941 One-story res., 1938 One-story res., 1940 Two-story res., 1948 Two-story res. / R-C | | |

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code and includes the following request:

- Special Exception With Site Plan Review: Sec. 134-945(15): Special Exception with Site Plan Review for renovations to a municipally owned and operated park and recreation area, Phipps Plaza Park.

The project consists of a new path, entry landings, and landscape improvements to Phipps Plaza Park. The park is proposed to be surrounded by a low buffer (not to exceed 30" in height). Five (5) pedestrian access points to the park will be met with metal arches for incorporation of vines. Existing lampposts in the park are to remain. A bike rack is proposed to be incorporated at the north-east side of the park. The existing fountain is proposed to be refurbished with an irregular coral flagstone path meandering to it from the north and south. Many existing plantings are to remain, including Royal Palms, Banyan Trees, Frangipani Trees, Gumbo Limbo Trees, White Geiger Trees, Sabal Palms, Areca Palms, and Magnolia Tree. Existing fire hydrant and street signs are proposed to be relocated with consent from corresponding departments.

The renovation of the park comes about as part of an agreement between the Town of Palm Beach and the Carriage House Club. Condition of approval #26 of the Carriage House Club Declaration of Use Agreement provides that "The Club shall commit to pay a minimum of \$300,000 to beautify Phipps Park according to a plan approved by the Town." This application satisfies the condition.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions. The other Special Exception with Site Plan Review portion of the application is scheduled for review by Town Council.

WRB:JGM:BMF